

COMMON COUNCIL
COUNCIL CHAMBERS
JULY 1, 2014

Mayor Kristen Brown called a regular meeting of the City Common Council to order at approximately 6:00 P.M. in the City Council Chambers.

I. Meeting Called to Order

- A. Opening Prayer was given by Josh Britton with St. Peter's Lutheran Church.
- B. Pledge of Allegiance was led by Mayor Brown.
- C. Roll Call was taken. Dascal Bunch, Ryan Brand, Frank Jerome, Frank Miller, Tim Shuffett, Kenneth Whipker, and James Lienhoop were present.
- D. Councilor Brand made a motion to approve the minutes from the City Council meeting on June 17, 2014 as presented. Councilor Bunch seconded the motion. Motion passed by a vote of seven (7) in favor and zero (0) opposed.

Jeff Logston, City Attorney and Executive Director of Administration, stated he received a request from a Council Member asking for Item C under New Business to be separated into two (2) ordinances. The first item being presented (Item C) would be for an additional appropriation for additional overtime in the amount of \$220,000.00 for the Fire Department and the second (Item C-1) would be an additional appropriation for the purpose of an unsafe building fund in the amount of \$300,000.00. Councilor Jerome made a motion to amend the Agenda to show Items C and C-1. Councilor Shuffett seconded the motion. Motion passed unanimously.

II. Unfinished Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 11, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Cummins Walesboro Annexation) Jeff Bergman, Planning Director, presented this resolution and displayed a map of the area. He explained Cummins is requesting an annexation of approximately 5227 square foot of property near 450 South, east of I-65. They plan to combine the 5227 square foot area with adjacent property which is also owned by Cummins and is already annexed into the city. Jeff stated the project meets the annexation criteria. The Columbus Plan Commission forwarded the annexation request to the City Council with a unanimous favorable recommendation. There were no comments from the public. Councilor Bunch made a motion to adopt the resolution. Councilor Shuffett seconded the motion. Motion passed unanimously.
- B. Second Reading of an Ordinance entitled "ORDINANCE NO. 21, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Cummins Walesboro Annexation) Jeff Bergman presented this ordinance and explained this is the approval for the actual annexation of the 5227 square foot area near 450 South. There were no comments from the public. Councilor Shuffett made a motion to pass the second

reading and adopt the ordinance. Councilor Brand seconded the motion. Motion passed unanimously.

- C. Second Reading of an Ordinance entitled "ORDINANCE NO. 22, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) AND "I-2" (INDUSTRIAL: GENERAL) TO "I-3" (INDUSRIAL HEAVY)." (Cummins Walesboro Rezoning) Jeff Bergman presented this ordinance for rezoning. He stated the request includes two pieces of property, which total approximately one and one half acres. The first rezoning request is the property previously discussed in the annexation ordinance which is currently zoned AP (Agriculture: Preferred) to I-3 (Industrial: Heavy). The adjoining Cummins parcel is zoned I-3. The second property is on the west side of the Cummins warehouse site which is currently zoned I-2 (Industrial: General) and should be rezoned to I-3. Jeff stated the request is considered to be a clean-up activity resulting from realizations during the warehouse approval process. The Columbus Plan Commission forwarded the annexation application to City Council with a unanimous favorable recommendation. There were no comments from the public. Councilor Shuffett made a motion to pass the second reading and adopt the ordinance. Councilor Whipker seconded the motion. Motion passed by a unanimous vote.

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. 12, 2014, A RESOLUTION ADOPTING THE CORRIDOR PLAN" AS AN ELEMENT OF THE CITY OF COLUMBUS COMPREHENSIVE PLAN." (State Street Corridor Plan) Jeff Bergman presented this resolution. He stated this comprehensive plan provides a strategic plan for redevelopment of the State Street corridor that includes specific projects, initiatives, and action steps. It also is intended to increase the level of detail in the City's policies for long-term land use, development, and transportation in this area. Jeff explained three (3) community open house events were held to gain community input. He discussed future land use for the area. Mayor Brown opened the meeting for public comment. Julie Aton of 350 W stated she was honored to be a member of the steering committee for this project and is very pleased with the support and encouragement from the community. She thanked Councilman Bunch for his commitment to the project and the City for hiring great consultants. Ricky Berkey of Osage Court stated it is important to follow through on this plan and adopt this as an official city planning tool. Jana Gross is in favor of the proposed plan. Priscilla Scaf, who lives and works in east Columbus, reiterated Julie Aton's comments and hopes that this moves forward as it will affect the entire neighborhood. Carl Malysz, Community Development Director, stated recent housing analysis has shown that given the growth and demographics in the State Street area, there is a market for more senior housing. Mayor closed the meeting for public comments. Councilor Bunch made a motion to adopt the resolution. Councilor Jerome seconded the motion. Motion passed unanimously.
- B. First Reading of an Ordinance entitled "ORDINANCE NO._____, 2014, AN ORDINANCE PROVIDING FOR THE TRANSFER OF FUNDS BETWEEN DEPARTMENTS FOR THE BUDGET YEAR 2014." Matt Caldwell, Director of Operations and Finance, presented this ordinance. He explained this is a transfer of funds from Riverboat to the Fire Department in the amount of \$220,000.00 for expenses due to paramedic training. Councilor Jerome questioned the amount. Matt explained the total amount appropriated was \$300,000.00. Jeff Logston stated the actual cost for the class is permitted to be paid from the Riverboat Fund, but the salary portion is the amount being transferred. There were no

comments from the public. Councilor Whipker made a motion to pass the first reading and place in proper channels. Councilor Bunch seconded the motion. Motion passed unanimously.

C. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Jeff Logston explained the purpose of this ordinance is to appropriate funds for the Fire Department addressing additional overtime needs for paramedic training. The amount of the additional appropriation is \$220,000.00. There were no comments from the public. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Brand seconded the motion. Motion passed by a unanimous vote.

C-1. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Jeff Logston presented this ordinance. He stated this is a request for an additional appropriation of \$300,000.00 for an unsafe building fund. Jeff explained this amount would allow the City to address 20 properties for demolition. These properties are abandoned and are unsafe structures located within the City. Jeff stated the unsafe building law is a state law, which was adopted by City Council many years ago. He further explained many steps occur before ever reaching the demolition stage and briefly described the process. Mayor stated this is not all of the money needed; there may be more properties prior to the end of the year. Discussion followed. Clark Greiner, Business Development and Planning Coordinator, presented photographs of the properties. Councilor Lienhoop questioned if the funds would be non-reverting. Jeff explained that any unspent funds would remain in the unsafe building fund. Councilor Miller stated if this ordinance does move forward he would like the local code to be more concise. He feels the process needs to be cleaned up. Jeff said the state unsafe building law is extensive and stated more recitation in our local ordinance would be duplicating the state statute. Councilor Miller asked about the process after demolition. Jeff explained the property would be leveled, seeded and mowed. Further stating the City won't step in to force a transfer sale of property. Much discussion followed. There were no comments from the public. Councilor Jerome made a motion to pass the first reading and place in proper channels. Councilor Shuffett seconded the motion. Motion passed by a vote of six (6) in favor and one (1) opposed. Councilor Miller voted nay.

D. First Reading of an Ordinance entitled "ORDINANCE NO. _____, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014." Matt Caldwell presented this ordinance and explained this is an amendment to the salary ordinance for an increase in unscheduled overtime for the Columbus Fire Department. The unscheduled overtime would increase by \$220,000.00 to cover paramedic training. Matt further discussed an amendment for the Transit Department to increase the number of on-call drivers from 9 to 25. This would be for scheduling purposes only and would not increase the budget. Bryan Burton, Director City Garage, stated several of the on-call drivers are on sick leave, vacations or have full-time jobs elsewhere. This salary amendment would only increase the part-time driver pool. There were no comments from the public. Councilor Shuffett made a motion to pass the first reading and place in proper channels. Councilor Miller seconded the motion. Motion passed unanimously.

E. Reading of a Resolution entitled "RESOLUTION NO. 13, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS DETERMINING AMOUNT OF ASSESSED

VALUATION TO CAPTURE IN THE CENTRAL ECONOMIC DEVELOPMENT ALLOCATION AREA." Mayor Brown presented this resolution, along with Andrew Lanam with Reedy Financial Group, and provided documents to Council referencing Tax Increment Financing (TIF) spending and projections for 2014 and 2015. She explained a new TIF state law requires that if a TIF has more than 200% of expected or projected expenditures the City Council needs to approve or change the actions of the Redevelopment Commission. Every year the Redevelopment Commission looks at each TIF district to see if there is excess of net assessed value to return back to the other taxing units. Mayor stated no projected spending on any major projects is expected next year in the Central TIF, because none of the projects have been "green lighted" by the Redevelopment Commission or the City Council. Mayor explained with no current projects in the Central TIF, the calculations triggered a Council decision. It was the recommendation of the Columbus Redevelopment Commission to pass back 60% of the net assessed value for 2015. Mayor stated future projects would not be impaired because the pass back of net assessed value is only for one year at a time. She explained there are projects being explored such as the Crump, the Amphitheater in Mill Race Center, the possibility of investments in an industrial park at Walesboro, expanding Central TIF to include State Street improvements, and a people trail expansion. Councilor Jerome stated when the Columbus Redevelopment Commission meeting was held, Redevelopment Commissioners were under the impression that projects had to be planned, but have subsequently learned the projects do not have to be "green lighted" and there are many potential projects needing funds. Mayor did not disagree with Councilor Jerome and stated all of the above projects would total more than debt service or cash, but for purposes of the 200% test she didn't want to include those projects. She desires a check and balance between the Columbus Redevelopment Commission and the City Council. Councilor Jerome thinks they need to reassess the potential assessed value and consider future projects. Councilor Shuffett thinks that in light of the passage of the State Street Corridor Plan it is important to look at areas where TIF could be used. Councilor Shuffett asked for confirmation from Andrew Lanam that individual homeowners would see little, if any, tax reduction for the returned assessed value. Mr. Lanam stated that was a valid statement. Mayor referenced a TIF impact analysis sheet. She stated most of the funds would not go to other taxing units. Further stating most of the funds within the taxing units are working off of maximum levy, so the Bartholomew Consolidated School Corporation would not see any additional revenue. Those who would see the most impact would be entities not hitting the caps, such as businesses. Andrew Lanam spoke about the different levies. Councilor Brand stated the City needs to identify projects where TIF dollars can be used. Much discussion followed. Councilor Miller questioned the amount of return requested. Mayor said the amount of assessed value being returned could be any amount. Councilor Lienhoop asked how hard it would be to prepare a list of potential projects. Mayor stated the Crump is estimated at almost \$11 million; the Amphitheater has many cost scenarios; Walesboro development plans total over \$20 million; and a ball park estimate for State Street is around \$15 million. Councilor Jerome dislikes bonds and if there are potential projects in the future, the \$3 million could be used for funding. Councilor Miller suggested returning just a portion of assessed value. Mayor Brown opened the meeting for public comment. Ricky Berkey said this is a very complex subject and thinks it may be more costly to give back the assessed value than to keep it in a city fund. Mayor closed the public comment of the meeting. Councilor Jerome made a motion to pass the resolution for \$0 pass through. Councilor Whipker seconded the motion. Motion passed by a vote of six (6) in favor and one (1) opposed. Councilor Miller voted nay.

Mayor spoke about Airport TIF and referred to future projects for road extensions, an airpark, and an indoor sports facility. Discussion followed.

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Items:

1.) Budget Timeline – Matt Caldwell provided Council with a budget timeline. Matt proposed August 7th and 8th as potential budget hearing dates.

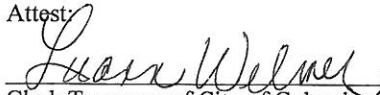
2.) Mayor stated she and Beth Fizez, City Engineer, will be meeting with Indiana Department of Transportation officials and the president of L&I Railroad to discuss the feasibility and possibility of an overpass for State Road 46 at intersection Highway 11 over the train tracks.

C. The next regular meeting is scheduled for **Tuesday, July 15, 2014, 6:00 p.m. in City Hall.**

D. Councilor Bunch made a motion for adjournment. Councilor Shuffett seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 8:31 P.M.



Presiding Officer

Attest:


Clerk Treasurer of City of Columbus